

Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018

8:30 Viewing of Winchester Road Culvert 1.913

Commissioner Davis and Commissioner Levacy were present at the viewing for the Winchester Road Culvert. No one from the public attended. *See Attendance sheet, attached to minutes.*

Review

The Commissioners met at 9:03 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis and Dave Levacy. Also present were Carri Brown, Staci Knisley, Chief Alex Lape, Joshua Horacek, Amy Brown-Thompson, Jon Kochis, Tony Vogel, Todd McCullough, Dennis Keller, Jeff Porter, Ray Stemen, Loudan Klein, David Miller, Rick Szabrak, Ben Davis, Jim Bahnsen, Lisa Reade, Leah Hackleman-Good, Diane Burnside, and Dave Burgei.

Legal Update

There was no legal update given.

- **Administration and Budget Update/Carri's List**

- a. Announcements and Date Reminders

Ms. Brown announced the following:

- The next lunch -n- learn session is with the Major Crimes Unit on March 13. A media release was sent about this session. It is open to the public.
- The Weather Spotters Seminar is March 21. This is also open to the public.
- There is no Board of Commissioners meeting on March 27.
- Wear Blue on April 11 for child abuse prevention awareness.
- EMA exercises are April 11.
- The State of the County Address is April 24. This will be at Crossroad, with lunch at 11:30 am and the address beginning at noon. The Lancaster-Fairfield Chamber will send an announcement for RSVPs.

- b. Highlights of Resolutions

Ms. Brown highlighted the resolutions proposed for approval during the voting meeting.

We proposed a resolution to approve the architect's contract with DLZ for the future Real Estate Assessment Offices at 108 N. High Street. This came following administrative and legal reviews.

We proposed the establishment of the Greenfield Water and Sewer subdistrict of Fairfield County Utilities, effective April 1, 2018. There will be a follow up documentation for the final accounting once the audit is completed. The old district will no longer operate after April 1, 2018, although there are some financial transactions they will finalize. (There will also be another resolution to come forth to accept easements.)

We proposed a minor change order for the Fredericksburg Builders contract (garage at Baldwin), which keeps the project within the contingency amount.

JFS proposed approval of a CPS network contract for placement.

The County Engineer proposed a change to bridge load ratings for a Berne Township bridge. There were financial resolutions to approve, such as:

- Appropriations (and memo expenditures in some cases) for the County Engineer and Dog Shelter – all non-general fund transactions (multiple resolutions); and
- A fund to fund transfer to move the unexpended balances of the VOCA grant to the general fund;

Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018

- Movements by operation of law for JFS related reimbursements;
- Appropriations for fuel pump repairs (Airport) and appropriations for Utilities debt payments;
- A fund to fund transfer for debt service payments and capital expenditures;
- An advance to support the Law Library, with a payback date in December, and
- The payment of bills as needed.

c. Administrative Approvals & Budget Update

Ms. Brown reported that administrative approvals for the week were summarized and included in the review packet. There were no questions posed.

She went on to report that previously, we reviewed the receipt of the second installment of the Medicaid sales tax transition amount - \$434,295.50. This amount remains in the agency fund and can be transferred to the general fund when the need arises. In addition, the agency fund was credited with an additional \$332,560.20, which also remains in the agency fund. This third, final payment is sometimes referred to as a supplemental payment for the transition fund. \$766,855.70 is in the fund now.

Commissioner Davis stated that the Medicaid sales tax transition funds were not earmarked at this point. The County still awaits the costs estimate for the Buckeye Lake related ditch project.

d. BRAVOs

- Bravo to Christina Foster for her participation with a MUNIS/ESS (payroll) work group. She takes on additional duties and coordinated with team members to meet all deadlines.
- Great job to EMA Director, Jon Kochis, and stakeholders for the Fairfield County Hazardous Mitigation Plan earning approval of FEMA. (There was a press release issued about this approval, which ensures continued availability of specific grants.)
- Old Business

Gallia County Commissioners' Tour of the New Jail and Public Safety Facility

Ms. Brown reported that Mr. Dennis Keller, Facilities Manager, guided the tour, along with Chief Lape, and it went very well; the County Commissioners from Gallia County were impressed with the facility. The Gallia County Administrator will be in touch with Ms. Brown to talk about financial matters.

Mr. Keller stated that Gallia County is looking to build a 100-bed facility. They were full of questions. Their stumbling block is the financing.

Chief Lape stated that they currently house 10-15 of their 25 inmates at other facilities.

Commissioner Davis stated that Fairfield County's out of county inmate housing was approaching \$1.2 million before the new jail was constructed. He understands Gallia County's situation. He supports the Sheriff to be helpful, in terms of leasing space, if it would benefit Fairfield and Gallia Counties.

- New Business

Commissioner Davis thanked everyone for their kind condolences related to the passing of his stepfather, Mr. William Woltz.

- General Correspondence Received (none)

Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018

- Calendar Review/Invitations Received
 - a. Lancaster Rotary Club's Centennial Gala – Saturday, April 7 at 6:00 p.m. Location: The Mill Event Center, 431 S. Columbus St (RSVP needed – we have a certificate for the Rotary Club and will provide that to Dr. David Uhl.)
 - b. Fairhope Celebrates Life – Thursday, May 17, 5:30-8:30 p.m. (Save the Date) Location: The Mill Event Center, 431 S. Columbus St
 - c. 2018 Fairfield County State of the Schools Address – Thursday, March 22 at 11:30 a.m. Location: 345 E. Mulberry Street - *Commissioner Levacy & Commissioner Davis will attend.*

- FYI

Ms. Brown reported the following information.

- a. The Jail population is now 302.
 - b. There were press releases to:
 - highlight our *Manufacturing Camp*.
 - outline the agreement with *Artex Oil*.
 - announce *Sunshine Week*.
 - promote the *MCU lunch n learn session*. (We will send the slide show from the presentation to all employees.)
 - announce the *FEMA approval of the Fairfield County Hazardous Mitigation Plan*.
 - announce the *State of the County Address*.
 - highlight the *frequently asked questions section of the website for the Greenfield Water and Sewer sub-district of Fairfield County Utilities*.
 - *We posted an article on the website from Municipal Court regarding the Community Services program*.
 - There are *additional press releases and awareness opportunities* planned.
- Issues Bin (none)
 - Open Items (none)

Commissioner Davis reviewed the following schedule:

- 10:00 a.m. – Regular Meeting
- 10:30 a.m. – Public Hearing – FY2018 CDBG and CHIP

Mr. Klein reported that the CDBG and CHIP public hearing will be a quick, informational hearing.

- 11:00 a.m. – Public Hearing – Winchester Road Culvert

Commissioner Davis reported that he and Commissioner Levacy went on site at 8:30 a.m. to view the culvert.

Ms. Brown reported that she is on a workgroup related to potentially purchasing a drone for the county for multiple uses. A drone could give the Commissioners ability to view culverts and other properties in the county. We want input from the County Engineer, given that department would be a likely user of the drone.

Mr. Keller reported that Delaware County uses a drone for all their viewings.

**Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018**

Recess

Commissioner Davis stated at 9:17 a.m. that the Commission would be in recess.

Commissioners' Regular Meeting

A regular meeting of the Fairfield County Board of Commissioners was held on Tuesday, March 13, 2018 beginning at 10:02 a.m., with the following Commissioners present: Steve Davis and Dave Levacy. Also present were Carri Brown, Staci Knisley, Lisa Reade, Leah Hackelman-Good, Diane Burnside, Rick Szabrak, Loudan Klein, David Miller, Jeff Camechis, Jon Slater, Jr., Amy Brown-Thompson, Joshua Horacek, Tony Vogel, Todd McCullough, Jon Kochis, Dennis Keller, Ray Stemen, Chief Lape, Will Lloyd, and Ben Davis.

Pledge of Allegiance

Commissioner Davis asked everyone to rise as able, and he led the Pledge of Allegiance.

Announcements

Commissioner Davis asked if there were any announcements.

There were no announcements.

Public Comment

Commissioner Davis asked if anyone from the public who would like to speak or offer comments.

Wil Lloyd, field representative with U. S. Representative Steve Stivers' Lancaster Office, introduced himself.

Approval of Minutes for Tuesday, March 6, 2018

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the minutes for the Tuesday, March 6, 2018 Regular Meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis

Absent: Mike Kiger

Approval of the Commissioners' Office Resolutions

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Commissioners resolutions:

2018-03.13.a A resolution to establish the Greenfield Water and Sewer Sub-district

Discussion: Mr. Vogel reported that the resolution includes the boundaries of the former Greenfield Township Water and Sewer District.

Commissioner Davis asked if this transaction in creating the new Subdistrict was related to current discussion with TransCanada.

Mr. Horacek stated that with funds were set up for the district, TransCanada would be involved.

Ms. Brown-Thompson reported that a Memo of Understanding (MOU) is in process regarding the funds.

Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018

Commissioner Davis is interested in viewing the assets and liability of the district, as it relates to the new subdistrict.

Ms. Brown reported that there is a financial audit going on for the old district. Once that is finished, the County will receive a copy.

Commissioner Davis stated that he wants to look at the revenue streams versus debt.

Mr. Vogel stated that prior audits show revenue outweighs the debt.

Commissioner Davis stated that the Board's position has always looked positive on policy for the new Subdistrict and is interested in the financial position.

Ms. Brown added that there would be a subsequent event note disclosure in the County's financial report for this most recent year (the year ending 12.31.2017).

2018-03.13.b A resolution to approve a contract by and between the Fairfield County Commissioners and DLZ Architecture, Inc. – Fairfield County Commissioners

Discussion: Auditor Slater thanked the Board of Commissioners, Carri Brown, and Dennis Keller for their support of the 108 N. High Street renovation.

Ms. Brown thanked the Auditor's Office for use of their real estate funds for the costs of the renovation designed to improve public services.

Commissioner Davis stated that he liked the building and appreciated the intersection with the Mumaugh Memorial, the Ryckman home, the Administrative Courthouse, and the future Real Estate Assessment Office.

2018-03.13.c A resolution authorizing a fund to fund transfer –General Fund # 1001 to Capital Improvement Fund # 3435 -Fairfield County Commissioners

2018-03.13.d A resolution authorizing fund to fund transfers from the General Fund # 1001 to: #4483, #4529, #4485, #4663, #4809, #4819, & #4851 - Debt Service Payments for 2018 [Commissioners]

2018-03.13.e A resolution to appropriate from unappropriated into a major expenditure object category for the Fund# 5786 – Fairfield County Commissioners/Airport

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis

Absent: Mike Kiger

Approval of the Dog Adoption Center and Shelter Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Dog Adoption Center and Shelter Resolution:

2018-03.13.f A resolution to appropriate from unappropriated in a major expenditure object category (Dog Shelter)for fund# 2002 and Kennel Fund

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis

Absent: Mike Kiger

**Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018**

Approval of the Engineer's Office Resolutions

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Engineer's Office resolutions:

- 2018-03.13.g A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2050-Drainage Maintenance District of Bent Wood Farms Section 3 repairs [Engineer]
- 2018-03.13.h A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2024-Motor Vehicle for repairs [En
- 2018-03.13.i A resolution to change a bridge load rating on the BER-26 Bridge.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of the Facilities Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Facilities resolution:

- 2018-03.13.j A Resolution for Approval of Change Order No. 2 to the contract between Fredericksburg Builders, LLC. and the Fairfield County Commissioners

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Job and Family Services Resolutions

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Job and Family Services resolutions:

- 2018-03.13.k A resolution regarding Network Placement and Related Services Agreement between Adolescent Oasis, Inc., and Child Protective Services Department[JFS]
- 2018-03.13.l A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2015 reimbursing Fund 2018 [JFS]
- 2018-03.13.m A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2599 reimbursing Fund 2018 [JFS]
- 2018-03.13.n A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018 [JFS]
- 2018-03.13.o A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2758 reimbursing Fund 2018

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018

Approval of Law Library Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Law Library resolution:

2018-03.13.p A resolution authorizing the approval of an advance from the General Fund to the Law Library Fund# 2761

Discussion: Ms. Brown reported that the cash advance is to maintain operations until fees and settlements are received by the Law Library.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Prosecutor Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Prosecutor resolution:

2018-03.13.q A resolution to approve the transfer of unexpended fund balance in Special Revenue (2784) sub fund 8102 to General Fund. Prosecutor [Prosecutor-Victim/Witness Division]

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Utilities Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Utilities resolution:

2018-03.13.r A resolution to request for appropriations for additional receipts in a major expenditure object category, Memo Expenditure/Pooled Cash – Fund 5469 – Bond Retirement Sewer Various Purpose Utility 99 and fund 5470 Bond Retirement Water Various Purpose Utility 99 – Utilities Department

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Payment of Bills Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Payment of Bills resolution:

2018-03.13.s A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Ms. Knisley stated that the next Regular Meeting is scheduled for Tuesday, March 20, 2018 at 10:00 a.m.

**Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018**

Commissioner Davis stated he had received information about social media reports suggesting that his private practice represents Artex Oil. He does not nor has ever represented Artex Oil. He has represented thousands of landowners regarding transmission lines. That business is now winding down.

Ms. Brown reported that the Artex Oil liability agreement is on the county website along with a news release if anyone has any questions.

Recess

Commissioner Davis stated at 10:18 a.m. that the Commission would be in recess.

Public Hearing (combined) for FY 2018 Community Development Block Grant (CDBG) Program, Fairhousing, and FY 2018 Community Housing Impact and Preservation (CHIP) Program

The Commissioners held a combined public hearing for the FY2018 CDBG, Fairhousing, and FY2018 CHIP programs at 10:30 a.m. Commissioner Davis called the hearing to order with the following Commissioners present: Steve Davis and Dave Levacy.

See sign in sheet for other attendees, attached to minutes.

James Mako, Senior Planner with the Fairfield County Regional Planning Commission, presented the information for the FY2018 CDBG Program and Fairhousing Program. *See the presentation, attached to minutes.*

At 10:46 a.m., C. J. Roberts with Lancaster-Fairfield Community Action presented the information for the FY 2018 CHIP Program. *See the presentation, attached to minutes.*

Public Hearing for the Winchester Road Culvert 1.913

The Commissioners held a public hearing related to the repairs to the Winchester Road Culvert 1.913. Commissioner Davis called the hearing to order at 11:00 a.m. with the following Commissioners present: Steve Davis and Dave Levacy.

Commissioner Davis stated that he and Commissioner Levacy visited the culver for the public viewing at 8:30 a.m. He turned the hearing over to Bill Maravy with the Engineer's Office.

Mr. Maravy stated that old culvert would be replaced with a 60-inch culvert, and a guard rail will be added. The work will start this summer, and there will be a road closure for 21 days.

Commissioner Davis asked if there was anyone opposing the project and offered an opportunity to speak.

No comments were made.

Commissioner Davis asked if there were anyone that wished to speak in favor of the repair.

No comments were made.

Commissioner Davis stated at 11:02 a.m. that the hearing was closed.

Adjournment

With no further business, on the motion of Dave Levacy and a second of Steve Davis the Board of Commissioners voted to adjourn at 11:02 a.m.

Regular Meeting #12 - 2018
Fairfield County Commissioners' Office
March 13, 2018

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Motion by: *Dave Levacy* Seconded by: *Steve Davis*

that the March 13, 2018 minutes were approved by the following vote:

YEAS: *Levacy, Davis*
ABSTENTIONS: None

NAYS: None
Absent: Kiger

*Approved on March 20, 2018

Steven A. Davis
Steven A. Davis
Commissioner

Dave Levacy
Dave Levacy
Commissioner

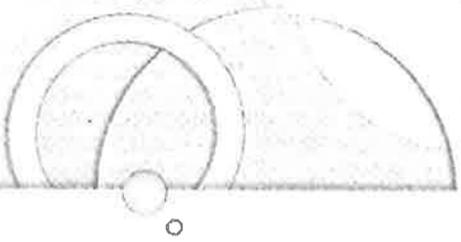
Mike Kiger
Mike Kiger
Commissioner

Staci A. Knisley
Staci A. Knisley, Acting Clerk

Winchester Rd Culvert 1.913
3/13/19 @ 8:30 am

VIEWING SIGN-IN SHEET

NAME	ADDRESS	PHONE
No attendees		
Present: Commissioner Steve Davis Commissioner Dave Levacy Bill Maravy, Deputy Engineer		
Dustin Matthews, Engineer Tech.		



**Community
Development Block
Grant (CDBG) Program**

CDBG Basic Information

The primary objective of Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable communities.

- These viable communities are achieved by providing the following, principally for persons of low and moderate income:
 - Decent housing;
 - A suitable living environment; and
 - Expanded economic opportunities.

- To achieve these goals, the CDBG statute and regulations set forth eligible activities and the national objectives that each activity must meet. As recipients of CDBG funds, grantees are charged with ensuring that these requirements are met.

CDBG Basic Information



Department of
Housing and Urban Development



Ohio | Development
Services Agency

Ohio Development Services Agency



Regional Planning Commission
on behalf of the
Fairfield County Commissioners



CDBG Basic Information

- Fairfield County Participates in Ohio's Non-Entitlement (Allocation) CDBG program
- This program is for units of general-purpose local government (cities and counties) that do not participate in HUD's CDBG Entitlement or Urban County program.

CDBG Basic Information

- Three other CDBG programs which are competitively awarded:
 - Neighborhood Revitalization Program
 - Critical Infrastructure Grant Program
 - Downtown Redevelopment Program



CDBG Basic Information

■ Neighborhood Revitalization Program

Neighborhood Revitalization Grant (NRG) projects are designed to improve the quality of life, livability and functionality of distressed residential areas through a comprehensive strategy.:

- The beneficiaries of the target area must be at least 51 percent LMI.
- **The maximum Neighborhood Revitalization Grant program award is \$500,000.**

CDBG Basic Information

▪ Critical Infrastructure Grant Program

CIIG projects are designed to assist applicant communities with high priority, single-component infrastructure improvements. This includes, but is not limited to:

- Street Improvements (e.g. resurfacing, bridge replacement, etc.)
- Flood and Drainage Infrastructure
- Culvert Replacement
- Water and Sanitary Sewer Infrastructure
- **The maximum Critical Infrastructure Grant program award is \$300,000.**

CDBG National Objectives

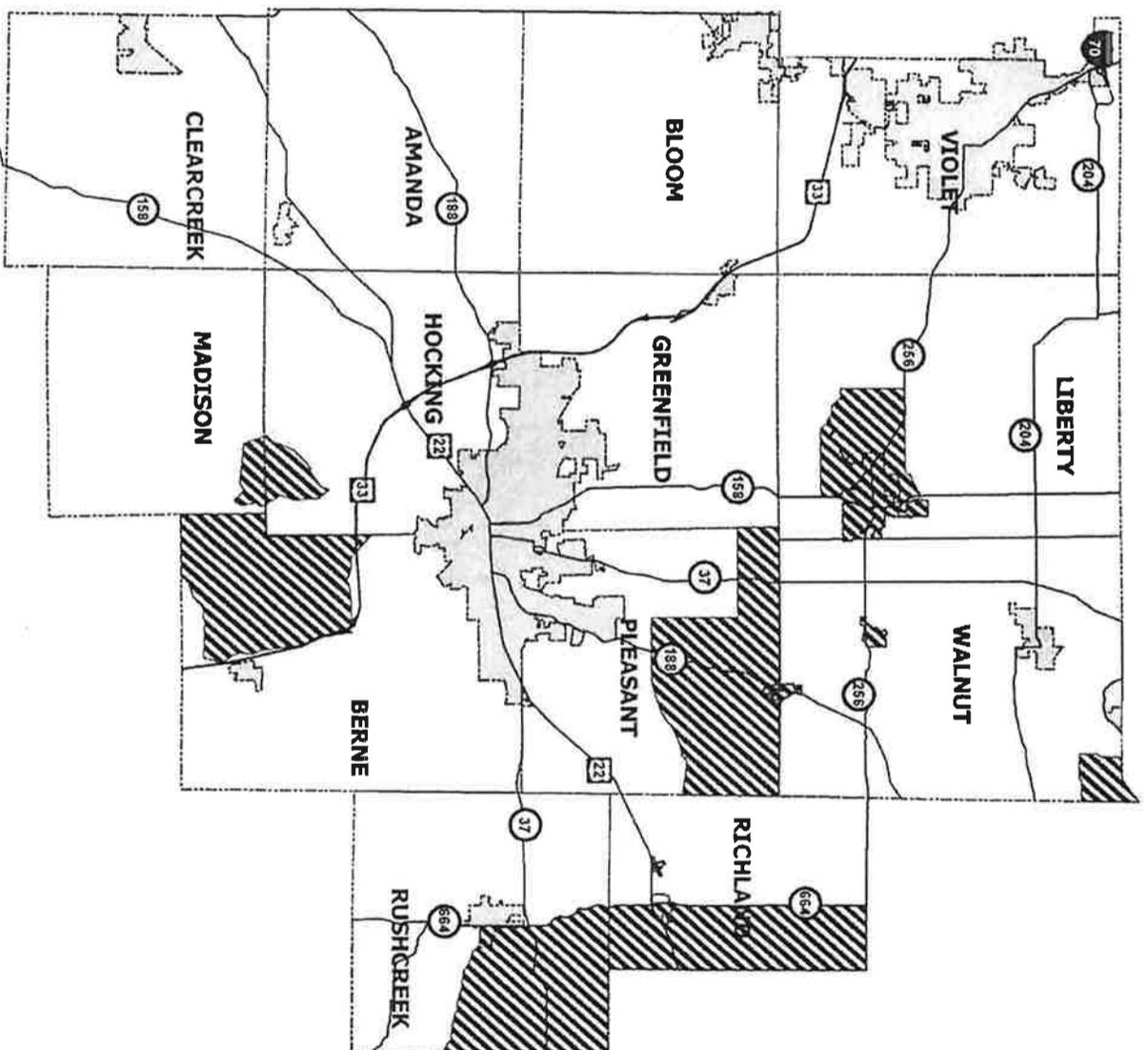
- Provide a benefit to low- and moderate-income persons
- Prevent or eliminate slum and blight
- Meet an urgent community need that threatens the health or welfare of the residents
- All programs must benefit primarily low-and moderate-income individuals or families. LMI POPULATION MUST BE MORE THAN 51%



Ways to Satisfy the LMI National Objective

- Area Benefit
 - Through ACS Data
 - Income Survey
- Limited Clientele designation is used for an activity that benefits specific individuals in the community (e.g., handicapped, homebound elderly, homeless)

FAIRFIELD COUNTY, OHIO



MORE THAN 51% OF HOUSEHOLDS ARE LOW TO MODERATE INCOME (2014)

INCORPORATED AREAS

Eligible Organizations

- **Governmental agencies (including Fairfield County, cities, villages and townships)**
- **Private non-profits that are corporations, associations agencies, or faith-based organizations with non-profit status under the Internal Revenue Code (Section 501(c)(3))**

Eligible Activities

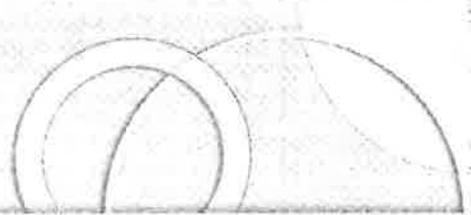
All programs must benefit primarily low-and moderate-income individuals or families. LMI POPULATION MUST BE MORE THAN 51%

- Water/sewer improvements
- Street improvements
- Drainage improvements
- Park improvements
- Elimination of architectural barriers (i.e. curb ramps)
- Senior services
- Youth services (including child care)
- Recreation programs
- Job training/education programs
- Crime prevention programs
- Public safety services



Ineligible Activities

- Generally, only ineligible if they are specifically not allowed such as buildings for the conduct of general purpose government; and
- If they do not meet one of HUD's national objectives such as benefit to low- and moderate-income persons.



2016 Fairfield County CDBG

• Rushville Area Tornado Siren Project	\$22,500
• West Rushville Tornado Siren Project	\$22,500
• Fair Housing and Administration	\$38,600
• Thurston Waterline Improvement	\$38,600
• Fairfield Beach Street Rehabilitation Project	<u>\$70,800**</u>
TOTAL	\$193,000

2016 Fairfield County CDBG Fairfield Beach NRP Grant

- LAKESHORE DRIVE SIDEWALK PROJECT
- STREET REHABILITATION PROJECT (VARIOUS STREETS)
- PARK WALKING PATH PROJECT
- PARK PARKING LOT PROJECT
- MAPLE STREET DRAINAGE IMPROVEMENT PROJECT
- HOUSING DEMOLITION (PROJECT MATCH-LAND BANK)

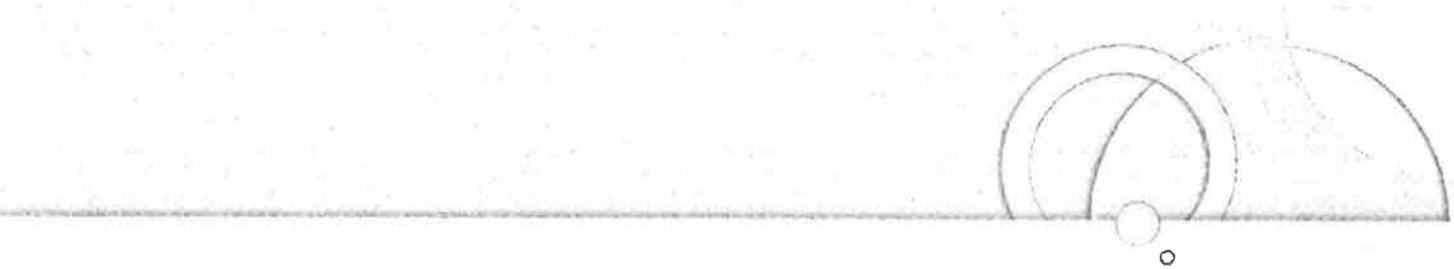


2018 Fairfield County CDBG

- **Fairfield County will receive its Allocation in FY2018**
 - Allocation funding level has not yet been released
- **Communities will only be eligible for NRP grants in Allocation years**
- **Critical Infrastructure grants will be available with an open application period.**

2018 Fairfield County CDBG

- **Important Dates**
 - **March 13th First Public Hearing**
 - **April 4th CDBG Training (RPC Staff)**
 - **April 13th Applications Due to RPC**
 - **April 18th CDIS Meeting**
 - **May Second Public Hearing**
 - **Applications Due to State by JUNE 15th**



**Community
Development Block
Grant (CDBG) Program**

Fairfield County

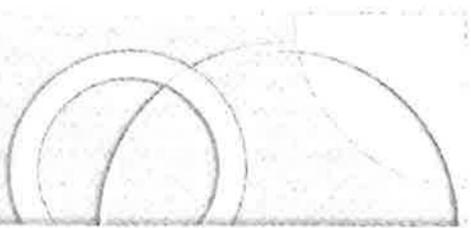
Fair Housing Program

- As a part of Fairfield County's Community Development Block Grant (CDBG) program, the county is required to implement a fair housing program
- Two main components to the fair housing program:
 - Landlord-tenant issues
 - Discrimination in renting issues



**Fairfield County
Fair Housing Program**

- **Regional Planning Commission staff will take calls from residents.**
- **Will refer citizens to legal aid or Ohio Civil Rights Commission.**
- **Provide materials to general public about fair housing laws.**



Fairfield County
Fair Housing Program
• FAIR HOUSING



**Fairfield County
Fair Housing Program**

- **Both the federal and state fair housing laws give all persons in the protected classes the right to live wherever they can afford to buy a home or rent an apartment and helps to ensure that fair housing is a way of life in Ohio**

Fairfield County

Fair Housing Program

Protected Groups

- Families with children
- Disabled People
- Ethnic minorities because of race, color, ancestry or national origin
- Gender differences and protection against sexual harassment
- Religion differences
- Military Status (Ohio)

Fairfield County Fair Housing Program

In the Sale and Rental of Housing no one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- **Refuse to negotiate, rent or sell housing**
- **Make housing unavailable**
- **Set different terms, conditions or privileges for sale or rental of a dwelling**
- **Provide different housing services or facilities**
- **Falsely deny that housing is available for inspection, sale, or rental**
- **For profit, persuade owners to sell or rent (blockbusting) or**
- **Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.**



Fairfield County Fair Housing Program

Blatant or obvious discrimination is not acceptable

- Advertisements may not specify a racial or ethnic preference.
- The landlord or owner may not tell a non-white person that the apartment has been leased and then offer it to the next person who is white.
- The landlord or owner must have the same official rules regarding credit and require the same deposit, and have the same rules for all tenants, without regard to a protected class

It is prohibited to create or manipulate with the intent to discriminate

- Landlords and owners may not create ethnic or racially segregated neighborhoods within their building or living complex, or make a determination on the location of your apartment based on the color of your skin, national origin or ancestry.
- Real estate agents may not treat you inferior, or show you houses only in neighborhoods where the residents are similar to you, with respect to skin color, national origin or ancestry.

Fairfield County Fair Housing Program

Familial Status:

- “Familial status” is whether or not a household has one or more children under age 18. Families with children are protected from discrimination under the fair housing laws. The children must be residing in the household either with a parent or guardian or with the written permission of a parent or guardian. The law also covers people waiting to adopt or give birth to a child.
- Discrimination includes both refusing to rent or sell a residence to families with children and treating families with children differently than other residents. Landlords cannot charge higher security deposits, require different lease terms or house rules, or restrict children from access to common spaces.
- The federal government has a rough guideline that a reasonable occupancy standard could be two persons per bedroom

Fairfield County Fair Housing Program

Reasonable Accommodation:

- Landlords must make reasonable changes to their rules, policies, and practices when necessary because of a tenant's disability.
- For example, landlords must make exceptions to their "no pets" policies for service animals.
- If a tenant needs an exception to a landlord's rule because of a disability, the landlord must grant that exception unless it would change the nature of the landlord's business or be a heavy financial or administrative burden on the landlord.

Fairfield County Fair Housing Program

Reasonable Modification:

- Landlords must allow tenants to make physical changes to the residence if necessary because of the tenant's disability.
- These changes could include:
 - Widening doorways;
 - Installing visual alarms, ramps, or grab bars;
 - Making any other physical modification to the tenant's unit or common areas.
- In private housing, the tenant has to pay for the changes him/herself
- When reasonable, the landlord can require the tenant to restore the interior of the unit to its previous condition before moving out.



Fairfield County
Fair Housing Program

- **LANLORD TENANT
COMPLAINTS**

Ohio Landlord Tenant Act

- Ohio Tenant-Landlord Bill, effective November 4, 1974, applies to most landlord-tenant relations and governs most rental agreements whether written or oral.
- Found in the Ohio Revised Code Section 5321.01-.19

LANDLORD OBLIGATIONS

- Ohio Revised Code 5321.04
- Keep common areas safe and sanitary
- Comply with housing codes
- Make repairs to keep fit and habitable
- Supply hot and running water
- Supply garbage cans and pick-up (4 or more units)
- Maintain appliances provided by landlord
- Access - notice of entry 24 hours unless emergency

LANDLORD RIGHTS

- Evict a tenant who does not pay rent when due.
- Evict a tenant who refuses to move after the end of the rental agreement.
- Evict a tenant who does not perform the duties in the rental agreement or those required by state law.
- Receive notice from a tenant when the tenant wants to end the rental agreement.

LANDLORD'S CANNOT:

- Shut off utilities or other services, change the locks, remove doors or windows or threaten to do any of these unlawful acts in an attempt to evict tenants
- Enter tenant's apartment or house whenever he wants to or repeatedly demand to enter even though proper notice has been given.
- Refuse to rent to tenants because of their race, color, religion, national origin, citizenship, sex or handicap.
- Prevent tenant from exercising rights as a tenant by increasing rent, decreasing services, bringing or threatening to bring an eviction because tenant has complained to him/her about a code violation or because tenant has participated in a tenants' union.

TENANT OBLIGATIONS

- Ohio Revised Code 5321.05
- Pay their rent in full when due.
- Keep the property safe, sanitary and clean.
- Keep all plumbing fixtures clean and free flowing.
- Not damage the property and not allow guests to do so.
- Keep appliances in good working order as outlined by the lease.
- Allow the landlord to inspect or show the property, make repairs at reasonable times with a least 24 hours notice or immediately in case of emergency.
- Comply with all local housing, health and safety codes.

TENANT REMEDIES

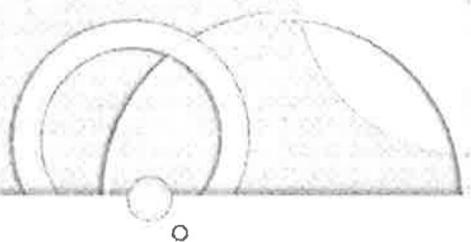
- Join a tenant's union to bargain with the landlord.
- Complain to a government agency about a landlord's possible violation of housing laws and regulations affecting health and safety.
- Know the name and address of the owner of the property and his agent, if there is one. The information must be in the rental agreement or be given to the tenant when he/she moves in.
- Receive at least three day's written notice before the landlord files an eviction in court.
- Receive notice from the landlord when the landlord wishes to end the rental agreement or to raise the rent
- Rent escrow.

RENT ESCROW

- If the landlord does not comply with his/her obligations, tenants have a right to escrow rent with the court. The tenant does not have the right to stop paying rent and to do so would void protection under the law. In order to escrow rent, a tenant must:
 - Pay rent up to date.
 - Request in writing the repairs needed.
- If the landlord fails to make the repairs within 30 days or within a reasonable time in case of an emergency, the tenant can:
 - Escrow rent by depositing it with the clerk of the appropriate municipal or county court.
 - Ask the court to direct that the repairs be made, to reduce the rent, and to release some of the money for making repairs.
 - Terminate the lease and move out. In this case, the security deposit should be returned in full.

CONTACT INFORMATION

- Fairfield County Regional Planning Commission:
(740) 652-7110 or rpc@co.fairfield.oh.us
- Ohio Civil Rights Commission: (614) 466-5928 or
1-888-278-7101
- Southeastern Ohio Legal Services (Legal Aid):
(740) 773-0012 or 1-888-686-3668



**Community
Development Block
Grant (CDBG) Program**

Fairfield County Community Housing Impact and Preservation (CHIP) Program

March 13, 2018

Public Hearing for the 2018 Program Year Application



CHIP Funding

Ohio Development Services Agency, Office of Community Development

- Fairfield County, maximum request: \$400,000
- City of Lancaster, maximum request: \$250,000
- Highly competitive application
 - Only 60-65% of applications will be funded at maximum request.
 - Approximately \$19 million expected to be allocated.
 - 77 Counties are eligible to apply for this round of funding.
- Multi-year grant period – September 1, 2018 – December 31, 2020
- Applications due on May 4, 2018

CHIP Program Funding Sources

- CDBG – Federal Community Development Block Grant
- HOME – Federal
- Ohio Housing Trust Funds – State
- The Ohio Development Services Agency specifies the funding source for each activity in the grant agreement. Federal regulations limit the use of HOME funds to the Home Ownership and Private Owner Rehab activities.
- 6% Match required

Eligible CHIP Project Categories/Activities

Primary Housing Activities

- Rehabilitation Assistance (HOME/CDBG)
 - Owner Rehab
 - Rental Rehab
- Repair Assistance (CDBG/OHTF)
 - Owner Home Repair
 - Rental Home Repair
- Homeownership Assistance (HOME)
 - Down Payment Assistance/Rehabilitation
 - New Construction with Habitat for Humanity
- Tenant-Based Rental Assistance (HOME)

Supportive Activities

- Fair Housing
- Administration



Finance Mechanisms

- For both the Private Owner Rehabilitation and Homeownership programs, the County provides a no-interest, 75% forgivable deferred loan for the cost of the rehabilitation and down payment assistance; the remaining 25% is paid back to the Program at the time the home is sold or transferred.
- Home repairs are conducted in the form of a grant.

CHIP Income Guidelines

(2017 HUD Income Limits)

Household Size	Home Repair: 50% of Area Median Gross Annual Income	Rehabilitation: 80% of Area Median Gross Annual Income
1 person	\$26,050	\$41,650
2 people	\$29,800	\$47,600
3 people	\$33,500	\$53,550
4 people	\$37,200	\$59,500

Fairfield County Median Household Incomes

Census Year	Fairfield County	City of Lancaster	Violet Township
2000	\$47,962	\$33,321	\$75,531
2010	\$55,578	\$40,978	\$82,056
2014	\$60,704	\$37,494	\$87,888
2016	\$60,567	\$41,040	\$90,201

Low- to Moderate-Income Population

Community	2000 Census	2010 Census
City of Lancaster	55.6% (19,419 out of 35,335)	49.9% (28,695 out of 38,780)
Fairfield County	29% (25,712 out of 87,424)	34.4% (48,735 out of 146,156)

Owner Occupancy Percentages

- Fairfield Co overall is 71.2% owner-occupied
- Lancaster – 52.3%
- Pickerington – 75.1%
- Violet Township – 81.0%
- State of Ohio– 66.0%

Owner - Renter Occupancy

Fairfield County

2016 ACS Data

- Owner-Occupied Units – 39,239
- Renter-Occupied Units – 15,899

2014 ACS Data

- Owner-Occupied Units – 39,153
- Renter-Occupied Units – 15,428

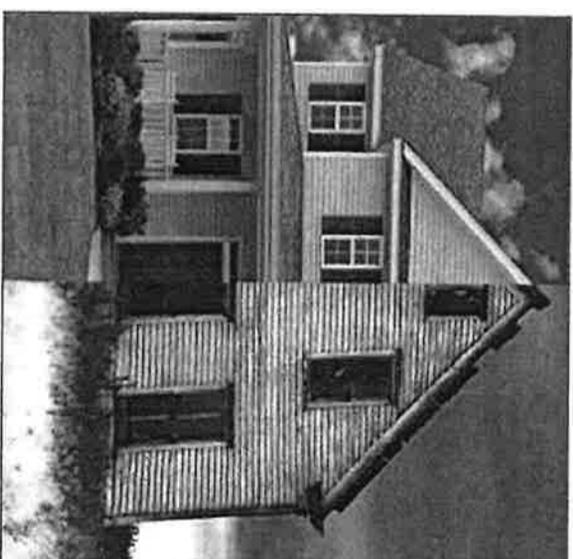
City of Lancaster

2016 ACS Data

- Owner-Occupied Units – 14,795
- Renter-Occupied Units – 8,442

2014 ACS Data

- Owner-Occupied Units – 8,802
- Renter-Occupied Units – 7,384



©iStockphoto.com

Substandard Housing Units



Condition	2009 ACS Data	2014 ACS Data	2016 ACS Data
Homes without complete plumbing	125	247	164
Homes without kitchen facilities	398	467	370
Homes without telephone service	748	1,026	1,043

Leverage Resources for CHIP Activities

- City of Lancaster CDBG
- Home Weatherization Assistance (LFCAA)
- USDA Rural Development, Low-interest Mortgage Loans
- Columbia Gas Warm Choice (LFCAA)
- Meals on Wheels
- Fairfield Center for disAbilities
- Fairfield County RPC - partnership in targeting CHIP resources for Neighborhood Revitalization Program communities
- Ohio Partners for Affordable Energy (LFCAA)
- ODSA Homeless Assistance
- Fairfield County Health Dept.
- Habitat for Humanity



Fairfield County CHIP Outcomes To Date

(Total through February 2018)

- Private Owner Rehabilitation – 47
- Homeownership – 32
- Home Repair – 142

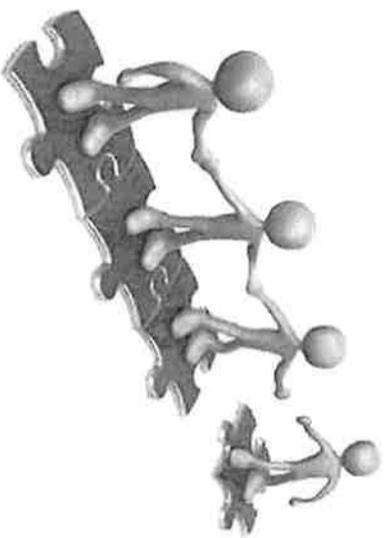
Fairfield County CHIP Case Study

"In 2010, I left with my son, a suitcase, and two garbage bags of clothes. Without The Lighthouse and Community Action, there is no way I could have made it to where I am today. I have my bachelor's degree, a good job, and now a safe and affordable home of our own!" ~Laura Staten, CHIP Client

- Homeownership
 - Partnership with USDA Rural Development
- Single Mother of two
- Former Lighthouse Resident
- Former HEAP client
- Former Subsidized housing resident



Collaboration & Outreach Efforts



- Community Partnership Referrals
- Fairfield County Housing Coalition
 - 30 organizations
 - 50 members

Thank you for your participation.

Questions?



Lancaster-Fairfield Community Action Agency

CJ Roberts

Housing and Resource Development Director

CRoberts@faircaa.org

(740) 653-4146

